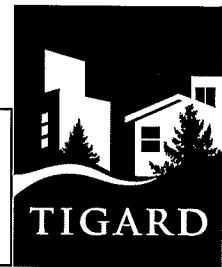


Agenda Item No. 3.1.a
For Agenda of Aug 8, 2006



Tigard City Council Meeting Minutes

Date: June 20, 2006
Time: 6:00 p.m.
Place: Tigard City Hall, 13125 SW Hall Boulevard
Tigard, Oregon
Attending: Mayor Craig Dirksen Presiding
Councilor Sally Harding
Councilor Sydney Sherwood
Councilor Nick Wilson
Councilor Tom Woodruff

Agenda Item	Discussion & Comments	Action Items (follow up)
Executive Session	The meeting was called to order at 6:01 p.m. The Council went into Executive Session under ORS 192.660(2) (h) to discuss with legal counsel the legal rights and duties concerning litigation or litigation likely to be filed. The Executive Session concluded at 6:37 p.m.	
Workshop Meeting	1.1 Mayor Dirksen called the City Council to Order at 6:43 p.m. 1.2 Council Present: Mayor Dirksen, Councilors Harding, Sherwood, Wilson, and Woodruff. 1.3 Pledge of Allegiance	
	1.4 Council Communications & Liaison Reports Please see Agenda Item No. 6.	
	1.5 Call to Council and Staff for Non-Agenda Items: None	
2. Discuss City of Bull Mountain Incorporation	Staff report was given by Interim Community Development Director Coffee. Mr. Coffee reviewed his June 14, 2006 memorandum regarding preliminary findings for the City of Bull Mountain Economic Feasibility Statement. A copy of this memorandum is on file in the City Recorder's Office.	

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	<p>Representing the group of citizens working on the incorporation of a new city – City of Bull Mountain – were the following: Lisa Hamilton-Treick, Dick Franzke, Keshmira McVey, Larry Derr, and John Tapogna. A copy of the transcript of the discussion for this agenda item is on file in the City Recorder's Office. Highlights of the discussion include the following:</p> <p>Interim Community Development Director Coffee's staff report included the following highlights:</p> <ul style="list-style-type: none"> • City of Tigard staff reviewed the feasibility report for the proposed City of Bull Mountain and provided comments on various issues. • The memo is intended to be a starting point for discussing issues raised by the feasibility report to allow dialog between the City and the people who are interested in forming a new city on Bull Mountain. • Staff looked to state law to see what factors the County will be considering when the question is before it as to whether to put the issue of a new city on the ballot. • The law indicates that the economic feasibility study should indicate that the proposed city must plan for and provide urban services in a cost effective manner at the minimum level adequate to meet current needs and projected growth. • Mr. Coffee clarified that there is an error in the memorandum. With regard to library services, he clarified that the City of Bull Mountain would be the only city in Washington County with a population over 2,100 that does not have a library. • The final section of the memorandum discusses three services: parks, library, and police. In reviewing how the City of Bull Mountain would propose to address those services, there is an indication that this could have some impact on the City of Tigard in providing those services and the associated costs. 	

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	<ul style="list-style-type: none"> • The County will be holding a public hearing on July 25 regarding the incorporation of the City of Bull Mountain. <p>Lisa Hamilton-Treick, 13565 SW Beef Bend Road, unincorporated area of Bull Mountain - Lisa Hamilton-Treick's comments are as follows:</p> <ul style="list-style-type: none"> • She thanked the City of Tigard for the opportunity to discuss the economic feasibility study. • She advised that they were here by the invitation of the City of Tigard; this is not a legal requirement. • She said they look forward to the future as neighbors of the City of Tigard. • John Tapogna was introduced by Lisa Hamilton-Treick. <p>Mr. Tapogna is a managing director of ECONorthwest, who prepared the economic feasibility study for the Friends of Bull Mountain. ECONorthwest worked closely with the Friends of Bull Mountain and a number of service providers to prepare the report.</p> <ul style="list-style-type: none"> • The economic feasibility study attempts to give the Friends of Bull Mountain the best picture of the costs and levels of service they can expect for a city of their size if the citizens elect to incorporate. • He noted appreciation for the City of Tigard's review of the study and advised that the more people critiquing and pointing out the details of it, the better. • Mr. Tapogna encouraged the Friends of Bull Mountain to share the information from the City of Tigard with all interested parties who are potential voters on this matter should it come to a vote. • He said he believed the City's review was not a balanced review. He did not believe that the staff had been pressing to look for assumptions that worked in the opposite direction of the conclusions of the memo where revenues could be higher or costs 	

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	<p data-bbox="500 247 578 275">lower.</p> <p data-bbox="402 310 1016 380">Mr. Tapogna identified the following items where the economic feasibility study was conservative:</p> <ul data-bbox="451 422 1049 1797" style="list-style-type: none"> <li data-bbox="451 422 1049 632">• Multi-family dwellings (town homes) were assumed to be at \$97,500 which is correct for today's market; however, studies of town homes indicate that this assumption could be double and still be reasonable going forward. <li data-bbox="451 674 1049 926">• The study assumes that each full-time employee of Bull Mountain would be compensated an average of \$14,000 a year in health, life and disability insurance. The national average is \$8,200 per employee; therefore this was a "professionally cautious estimate." <li data-bbox="451 968 1049 1178">• The planning costs were estimated to be recovered at the rate of 25% of cost per service through fees for service. From looking at budgets, including the City of Sherwood's budget, these fees for service could cover as much as 50% of the cost. <li data-bbox="451 1220 1049 1356">• Other areas where savings could be realized would be backing off on the compensation for the mayor and council and some of the benefit expenditures estimated. <li data-bbox="451 1398 1049 1545">• Mr. Tapogna said that ECONorthwest was professionally cautious in the amount of franchise fees or the level of franchise fees that the proposed city could ultimately raise. <li data-bbox="451 1587 1049 1797">• Mr. Tapogna said that he thought the broader question that needed to be asked was does the \$2.84 per thousand of assessed value lead to an economically feasible city in the state of Oregon. He said that after his analysis he would say it would be. 	

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	<ul style="list-style-type: none"> • He commented on the final section of the memorandum which dealt with the potential impacts on the City of Tigard of the incorporation of the City of Bull Mountain: • Police services – Tigard was concerned that the service level would be lower than what exists now and there would be an adverse impact regarding potential calls for the City of Tigard to respond to the City of Bull Mountain. Mr. Tapogna said that they have contacted the Sheriff of Washington County who said the level of service would be comparable to what the Bull Mountain area is receiving now. In fact, the Sheriff indicated that the service level would be somewhat better because there would be dedicated detectives within the boundaries of the City of Bull Mountain, whereas the existing condition is that of a “zone” and there is no guarantee that there is a detective within the Bull Mountain area at any particular point in time. The Sheriff has been very clear that they do not anticipate adverse impacts on the City of Tigard relative to the status quo. • With regard to Parks, Mr. Tapogna advised that regardless of who governs the area, it will take some time to develop park land. The existing area has none. There will need to be capital acquisition including capital fundraising and acquisition of park land before parks can be developed and maintained. He advised that he did not see how this could be any different from the status quo. Parks have been assumed as part of the permanent operating tax rate and property taxes would be sufficient to pay for those services. • Mr. Tapogna commented on the library services and said that to the extent that there would be an adverse impact to the City of Tigard, he said that is no different than it is today. If it does become an adverse impact, 	

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	<p>he said he would assume the City would have the ability to charge user fees to non-city residents who are using that particular City of Tigard service.</p> <p>Mayor Dirksen noted he appreciated Mr. Tapogna's remarks. He agreed that staff did the analysis to determine what impact this has on the City of Tigard. Also, he said the staff looked at it to determine whether they thought the economic impact statement was valid. He advised it was another professional review of feasibility. He agreed that the primary question is whether or not the tax rate was sufficient to support and sustain the city.</p> <p>Mayor Dirksen noted that Ms. Hamilton-Treick indicated some concern regarding meeting with the Tigard City Council and the reception that the friends of Bull Mountain might receive. He said that he would say for himself, and thought he also spoke for the rest of the Council, that their position is that the best situation for the area inside the urban growth boundary would be to come inside the City of Tigard. "That's been our standard from the beginning and I still believe that to be so. But, that being not a choice that was made, the best option is for the area to incorporate on its own, as opposed to remaining unincorporated as it is now."</p> <p>Mayor Dirksen advised that the City of Tigard did not intend to actively oppose the incorporation efforts for the City of Bull Mountain. The analysis performed on the economic feasibility statement was to determine what impact it would have on the City of Tigard. Based on that analysis, the City of Tigard does have some concerns. Not only are there issues identified in the staff memo that deal with adverse effects on the City of Tigard, but there are other issues that the Friends of Bull Mountain might want to consider regarding what level of services would be needed and what level of revenue would support those services.</p> <p>Mayor Dirksen noted that there are other issues the City would bring up to the County when it comes to a hearing process, including some pieces of property</p>	

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	<p>that are located within the proposed area.</p> <p>Ms. Hamilton-Treick asked for clarification on the properties referred to by the Mayor. Staff members provided a map showing the properties, which are known as the Cache Creek property, Menlor property and Clute property. There is also a property known as the High Tor property. The City is in negotiations to purchase other property within the area.</p> <p>She advised that she appreciated the Mayor's comments and said, "I take what you're saying to mean that you would support the people on unincorporated Bull Mountain having a vote to decide if incorporation works best for them. And, I also read a little bit in there that you would be willing to offer helpful information once this ball rolls forward...to incorporation. There may be things we can do cooperatively to benefit the City of Tigard residents as well as the residents of the City of Bull Mountain, if I understood you correctly."</p> <p>Mayor Dirksen said, "I believe that's fair to say. Yes."</p> <p>Larry Derr, attorney representing the Friends of Bull Mountain, asked for clarification regarding the property under the Intergovernmental Water Agreement.</p> <p>City Manager Prosser responded that this property included the Menlor sites and another piece of property to the south.</p> <p>Mr. Derr said, "That's part of the confusion – just literally City of Tigard property, it seemed less. But if you're talking about property that Tigard has influence over under that agreement that makes sense."</p> <p>Ms. Hamilton-Treick asked whether there would be a public process with regard to the City acquiring more Tigard Water District property in advance of the incorporation effort. If Tigard is in advance going to purchase those properties, "those would be</p>	

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	<p>assets that would presumably likely become assets of the City of Bull Mountain.”</p> <p>Councilor Woodruff advised that the Intergovernmental Water Board met last week and discussed the property purchase and annexation issues. This discussion was held in Executive Session.</p> <p>Dick Franzke commented on the feasibility study and the fact that two professional reviews had taken place which were 180 degrees “out of sync.” He questioned whether the City of Tigard could provide information with regard to the sources that led it to its conclusion with regard to the economic feasibility study.</p> <p>Interim Community Development Director Coffee responded that the sources were various agencies in City Hall including the Finance Department, Public Works and the various people who have expertise in these components of city budget and services. Mr. Coffee advised that staff did not begin with a preconceived notion of understating costs and overstating revenues. Mr. Coffee said that he accepted that, if the staff had looked harder, they may have found where they had underestimated the value of townhouses, for example.</p> <p>Mayor Dirksen gave as an example of where property tax revenue was overestimated was with the areas 63 and 64, insofar as 15% of those areas would be developed by the third year of the budget for the City of Bull Mountain. He noted that it was the opinion of the development department and the Community Development Director that this would be an extremely optimistic view.</p> <p>Mr. Tapogna agreed that “stars would have to align for that to happen.” However, he advised the City’s economic future was not tied to the growth for those areas. He noted that the area was now on the relatively concentrated high property value base. In fact, if “it were to stay at its current level, it could provide services adequately.”</p>	

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	<p>Councilor Wilson advised that he did not think the spirit of what this meeting was about was to “nit-pick” the economic feasibility statement. He said the City of Tigard had been concerned that a tax rate would be presented which would be unrealistically low; however, \$2.84 per thousand of assessed value appears to be a responsible proposal. While there may be some concerns for economies of scale with a smaller city, there are smaller cities within the state of Oregon. The concerns have been identified by the City of Tigard and in particular those are with library, parks and police services for the new city if it is formed. When the statement is made that this is no different than it is now, he said “I would just respond...that’s what we’ve been saying all along.”</p> <p>Councilor Wilson said the sooner we can get parks and libraries addressed the better it is for our citizens. He said the City of Tigard “wouldn’t try to fight you or get some technicality to stop the thing. Let the people decide.”</p> <p>Keshmira McVey said she appreciated the opportunity this evening and the warm, heartfelt support and input.</p> <p>She added that she hoped they could come to a win-win solution for the community and partner together in the future.</p> <p>Lisa Hamilton-Treick said that she was excited that the economic feasibility presents a new model for government. She noted that they could take advantage of some good services offered through Clean Water Services, the Fire District, and the Sheriff’s patrol. By capitalizing on these good relationships, services could be provided to a growing community making it affordable and efficient. She also noted that they would finally be able to address the parks situation on Bull Mountain, acknowledging that it would take time; however, it would have taken time if the area would have come into the City of Tigard. She added that, “but at least we would finally have a way to begin addressing those issues that have become difficult</p>	

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	<p>for you and difficult for us.”</p> <p>Councilor Sherwood noted her agreement with the comments made by Councilor Wilson and advised that the City Council needs to look out for the property that the City of Tigard owns. She advised that they would be remiss if they did not address those items of concern for the citizens of Tigard and for the Water Board.</p> <p>Councilor Woodruff advised that he was impressed with the commitment and tenacity of the core group of people that have had this vision and have worked on it for so long in a variety of venues. He agreed that it was easy for anyone to be biased based on their particular point of view. He noted the purpose of a review by the City was to determine whether there was enough money not only to operate the city but to meet capital needs and to let people understand what would be needed. “Will there be differences...that are better than what you have now or better than what you would have had as part of Tigard. And, to that degree that’s all out in the public and they can see and make a decision on it – then, the people make the decision.”</p> <p>Mayor Dirksen thanked the representatives from the unincorporated area of Bull Mountain for attending the meeting.</p>	
<p>3. Receive Community Attitudes Survey Results</p>	<p>Consultants from Riley Research Mike Riley and John Campbell reviewed the survey results with the Council. A copy of their PowerPoint presentation is on file in the City Recorder's Office. A copy of the text of their results is also on file in the City Recorder's Office.</p> <p>Overall satisfaction with the City of Tigard services and with Tigard as a place to live scored slightly higher than what is often the case for similar surveys in other cities.</p> <p>In response to a question from Councilor Harding regarding how the survey compares to similar questions on Metro’s survey regarding infrastructure and density, Mayor Dirksen advised that he recalled</p>	

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	<p>that the percentages and level of satisfaction were very similar.</p> <p>Mr. Riley said that the high ratings for services present a nice baseline and that the challenge will be to see if the satisfaction level can go up.</p> <p>Additional comments are summarized as follows:</p> <ul style="list-style-type: none"> • The library is the “crown jewel” of Tigard. • The police department scored very high with overall satisfaction. • City’s accessibility and location are good, but this is threatened by traffic issues. • Interim Community Development Director Coffee offered to obtain comparisons of similar surveys from other cities. • The survey results will be used to assist with the Comprehensive Plan Review. • People realize growth is coming and expressed the need to preserve greenspaces. <p>The consultants will review this again at the City Council meeting of June 27, 2006.</p>	
<p>4. Review Proposed Downtown Implementation Strategy</p>	<p>Senior Planner Nachbar presented the staff report. He also distributed an updated version of the Tigard Downtown Implementation Strategy dated June 2006. A copy of this document is on file in the City Recorder's Office.</p> <p>Also on file in the City Recorder's Office is a copy of the PowerPoint presentation reviewed by Mr. Nachbar during his presentation to the City Council.</p> <p>Information shared with the Council included background on what the Downtown Implementation Strategy consists of, how it was developed, how it is intended to be used, and how redevelopment would be encouraged and facilitated. Also reviewed by Mr. Nachbar were suggestions to develop Fanno Creek Park and the open space system, and to develop comprehensive street and circulation improvements. He reviewed the one-year work program. The work program will include duties assigned to the City Center Advisory Commission as well as review by the Planning</p>	

Agenda Item	Discussion & Comments	Action Items (follow up)
	<p>Commission. He advised that the revisions to the implementation strategy that was distributed to the Council included more information regarding public involvement and a section on new housing development.</p> <p>Councilor Wilson said that he thought the overall implementation strategy was a good piece of work; however, he inquired about a façade improvement program that he thought was to have been included. Mr. Nachbar advised that this was something that may be included. He noted that the early stages of the plan identify important facility improvements. He noted the need to find funding sources to implement some of these improvements this year. Councilor Wilson said that a modest program with regard to architectural standards could be considered. Interim Community Development Director Coffee suggested developing design guidelines first. Mayor Dirksen said he liked the approach of a design service accompanied by an offer of some funding. Councilor Harding said it was important for Tigard to develop a footprint of compatibility with regard to design elements. She added there is a need for a cost-effective way to improve aesthetics in the downtown.</p> <p>Councilor Sherwood noted that she had heard some criticisms about providing affordable housing. She said she has explained the City would be looking for ways to encourage affordable housing in the downtown area. She noted that with commuter rail coming to the area there may be some grants available. She said there was a need to give builders an incentive to build affordable housing units. Senior Planner Nachbar said one of the strategies did include a reference to affordable housing and suggested a range of income levels for housing. There are ways to include both market rate and affordable housing in the same project; i.e., tax incentives and other programs. There was some discussion on the possibility of exploring state and federal grants for affordable housing, the mix of housing units (integration) that could be made available in the area, and grants that may be available with transportation dollars. Councilor Sherwood</p>	

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	<p>noted there are county non-profit organizations that build affordable housing units, which is another resource to check out. The Tigard Downtown Implementation Strategy will return to the City Council in July for formal adoption. (City Recorder's note: This item was moved from the July Agendas to the August 8th Agenda.)</p> <p>City Center Advisory Commission Member Alice Ellis-Gaut noted that the implementation strategy represents a lot of hard work and long discussions. The document has gone through a number of changes from "week to week." She said she was glad that the initial reaction to the document was positive. Ms. Ellis-Gaut referred to the proposed location of the Fanno Creek public area and pointed out that the text of the document is clear that the public area would be adjacent to the park. However, in the graphic, because of size and scale, it is difficult to see this. She said she is looking forward to actually getting the work done.</p> <p>CCAC Member Gretchen Buehner said she agreed with Ms. Ellis-Gaut and said the CCAC saw this document as a sales tool for the development community sharing a vision of how the Tigard downtown could be re-developed. Mayor Dirksen agreed that developers will be crucial for this area. Interim Community Development Director Coffee said the CCAC will be discussing the developer contact process soon.</p> <p>In response to a question from Councilor Wilson, Senior Planner Nachbar noted that he did not know if the existing storm drain would be day-lighted. Mr. Nachbar said there are two themes: sustainability/natural ecology and another idea of an urban creek or water feature. There may be a way to make both themes work.</p> <p>Interim Community Development Director Coffee said when he was talking about the Downtown Plan last fall and winter, someone pointed out that the water feature in Sequoia Parkway as one way to visualize what might be possible in the downtown area.</p>	

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	<p>The Plan is to come back to the City Center Development Agency for formal adoption Downtown Implementation Strategy.</p>	
<p>5. Metropolitan Transportation Improvement Program Project Proposals</p>	<p>Associate Planner Roberts presented the staff report. Metro distributes money from the MTIP to local jurisdictions, public agencies and special districts based on applications submitted by project sponsors. Metro currently is accepting applications for the 2008-2011 MTIP funding cycle. Tigard is limited to submitting only two projects by Metro and the County has imposed a dollar limit of \$2.7 million. Applications are due June 30, 2006.</p> <p>Senior Planner Nachbar gave an overview of two projects proposed for submittal for MTIP funding. The first project proposed is the "Design/Construction of Main Street Improvements." This project would provide engineering drawings and construction funds to retrofit a portion of downtown Main Street to full "green street" standards to get some comprehensive improvements early on. He noted the design for Main Street starting from the railroad going south to the entry at 99W. Therefore, about half Main Street would be at full engineering design level and construction at the streetscape standards developed through the streetscape design process. In addition, there would be re-routing and conveyance of the storm water system to reflect the green concept. This would mean ways for better infiltration and the use of holding cells and a series of techniques that are currently applied to handle storm water. The estimated cost would be \$2.9 million with \$2.4 million requested from the grant and \$500,000 (gas tax) to be matched by the City. The project would be funded in 2010/2011.</p> <p>The second project is the "Re-design of the Transit Center Site." Mr. Nachbar said Commuter Rail Station will be going in on the other side of the rail from the Transit Center Site, which does not function as a pedestrian-orientated place. The thought was to try to create a transit center that has a plaza as part of it. Depending on the</p>	

Agenda Item	Discussion & Comments	Action Items (follow up)
	<p>reconfiguring of the transit (bus) use at this location, there might be an option to put a small redevelopment on that site. The money would be used to create a master plan outlining some options for redesign of the Transit Center site and to evaluate a more efficient bus transit system for the site. The goal is to allow for a more pedestrian-oriented use to accommodate people getting off the bus and going across the rail to the commuter rail station. The site could serve as a catalyst for what goes on next to it in terms of stimulating redevelopment of adjacent property. The project would consist of a master plan for a joint redevelopment project with Tri-Met for the existing bus transit center site.</p> <p>The cost of the second project is estimated to be \$300,000 funded by a grant and \$100,000 from the City of Tigard. He said the estimate might be a little high and staff would need to do more review. Senior Planner Nachbar confirmed that the site is owned by Tri-Met. Tri-Met is working with staff with the application. Tri-Met is supportive and they feel that the existing layout out is inefficient and could be designed better. They recognize that we are in a Metro Town Center and that this project would support the City's goals and Metro's goals.</p> <p>Councilor Wilson commented that it seemed to him that the Transit Center is bigger than what is needed for the number of busses it supports. He wondered that in light of Tri-Met's support for the commuter rail, if they might be willing to give up most of the Transit Center site for housing development, which would support commuter rail. Further study might come up with some site development options.</p> <p>Mayor Dirksen noted if we were to use our grant money to support a Tri-Met facility, then the City should get something from them in return and this should be part of the dialogue. Councilor Wilson if Tri-Met built housing, presumably they would profit from it. He pointed out the City was not necessarily interested in making money, but we wanted to get new development in the area. He said Tri-Met might be able to sell the land at market rate to a developer in exchange for building a certain type of housing, compatible with the downtown, and</p>	

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<p>Transportation Enhancement and Oregon Bicycle and Pedestrian Grant Proposals</p>	<p>provide money through tax increment financing to help fund other projects. This would have the potential of spurring other developers to continue to develop.</p> <p>Senior Planner Nachbar noted that different alignment options also exist, depending on how this area develops.</p> <p>Mr. Roberts advised staff will be seeking Council authorization to submit two applications for grants available through the Transportation Enhancement and the Oregon Bicycle and Pedestrian Grant Programs, as a means of providing needed funding for the construction of sidewalk infill on Hall Boulevard near Bonita Road. When Tri-Met provides bus service along Bonita Road, they are interested in placing a bus stop and shelter at that location. In preparation for future bus service on Bonita, we are proposing grant funding for sidewalk improvement and a retaining wall. This would be an expensive project: \$3-400,000. Seeking assistance from the two grant programs should increase the chances of being selected for funding. Tri-Met is supportive of the project and will submit a letter of endorsement for the project. Funding years are 08/09 for one of the grants with the other grant available a year later. The matching fund requirement is 10 percent.</p> <p>This item will be scheduled for Council consideration on the June 27, 2006 consent agenda.</p>	
<p>6. Council Liaison Reports</p>	<p>Councilor Sherwood reported on an Oregon Leadership Summit on Ending Chronic Homelessness she attended earlier today. There is an initiative to end chronic homelessness. There is a new approach to the problem, which supports immediately placing people into housing, gaining trust their trust and encouraging them to utilize services. She referred to a study tracking the indirect costs of to take care of homeless people. Costs are greatly reduced when housing is provided. She noted that this program is "taking off" nationwide and appears to be a cost effective and</p>	

Agenda Item	Discussion & Comments	Action Items (follow up)
	<p>good way to address the homeless problem. She referred to a program currently being attempted locally called "Homeless Connect." This program offers healthcare and other services and provides an opportunity to get a good count to determine what services are needed. Councilor Sherwood said it has been proven that this program has the potential to save huge amounts of dollars. She urged the Council to get behind this politically. A statewide effort is being organized.</p> <p>City Manager Prosser said he received a call from a mail-carrier saying hundreds of flyers were being distributed by an organization called "Tigard First" saying a Wal-Mart is coming to Tigard. He requested that any Council members who receive a flyer let staff know. Mayor Dirksen noted that Representative Galizio advised him that he is not promoting this activity. There has not been a pre-application conference for a Wal-Mart with any officials at the City of Tigard. The City has set up a separate voice mail box to receive calls and to advise callers no Wal-Mart applications are in process. PacTrust has made the initial contact for a potential large retail space. Councilor Wilson noted that he talked to a representative several months ago who was discussing the possibility of a business center with light industrial development. Mayor Dirksen noted that he met with two representatives of PacTrust who had a footprint proposal for a development in the area. There were three buildings, one large and two smaller. They were talking about adding parking under the building. The PacTrust representatives could not disclose who their client was as they had signed a non-disclosure agreement. The Council was reminded that this is a potential land-use action that could come before the Council and any ex-parte contact would need to be disclosed. The Council was asked to keep track of their contacts.</p> <p>Mayor Dirksen noted that he had received a letter from the National League of Cities asking the City of Tigard to participate in the Conference to be held in Reno with a display of the Good Governance Award that the City received in 2005. The Good</p>	

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	<p>Governance Award was related to the downtown public information efforts. It was estimated that it would cost about \$5,000 to make the display booth. After discussion Council decided that rather than make the booth at the NLC they would prefer to put the money into an entry sign in the downtown area.</p> <p>Councilor Harding referred to an e-mail she received where a TVCTV ex-producer would like to have a group from Multnomah County produce, at no charge, programming for a Toastmaster club. Councilor Harding said that this group should pay a fee as it is not serving Tigard and their taxes are not supporting TVCTV. In addition, this type of programming is for personal growth and development. Consensus of Council was in agreement with Councilor Harding. Councilor Harding cannot attend the meeting on Thursday; IT Director Ehrenfeld will attend. In another Executive Session matter, City Council affirmed that Councilor Harding should review and direct IT Director Ehrenfeld on what the City of Tigard's position is.</p> <p>Councilor Harding commented about mowing the lawn at the library. General discussion was that there had been a preference of a committee to keep the area "natural"; however, this could be revisited and some maintenance considered. There have been a number of negative comments received. City Manager Prosser advised he will visit with Public Works Director Koellermeier about this.</p>											
7. Adjournment of Meeting	Meeting adjourned at 8:57 pm	<p>Motion by Councilor Woodruff, seconded by Wilson to adjourn meeting.</p> <p>The motion was approved by a unanimous vote of Council present.</p> <table><tr><td>Mayor Dirksen</td><td>Yes</td></tr><tr><td>Councilor Harding</td><td>Yes</td></tr><tr><td>Councilor Wilson</td><td>Yes</td></tr><tr><td>Councilor Woodruff</td><td>Yes</td></tr><tr><td>Council Sherwood</td><td>Yes</td></tr></table>	Mayor Dirksen	Yes	Councilor Harding	Yes	Councilor Wilson	Yes	Councilor Woodruff	Yes	Council Sherwood	Yes
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Councilor Wilson	Yes											
Councilor Woodruff	Yes											
Council Sherwood	Yes											

Catherine Wheatley
Catherine Wheatley, City Recorder

Attest:

C. H. D.
Mayor, City of Tigard

Date: 8.8.06